

Plymouth

64 Mutley Plain

Devon

PL4 6LF

- **Freehold Shop Investment**
- Let to Subway Realty Limited
- Residential potential on upper floors (subject to all consents)
- Rent Review 2017
- VAT is not applicable
- Current Rent Reserved

£21,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The historic city port of Plymouth is a major commercial centre situated on the south-west coast, serving a population of some 245,000. The city has good communications, with the A38 (Devon Expressway) linking to the east and west. The city also has regular rail services.

The property is situated in the suburb of Mutley, some 2 miles north of the centre of Plymouth. The property is located on the west side of Mutley Plain, close to the junction with Ford Park Road.

Occupiers close by include Co-op Food, Tesco, Costa Coffee, Superdrug, Pizza Hut, Barclays Bank, Boots and Ladbroke amongst others.

Description

The property is arranged on basement, ground and two upper floors. The ground floor provides sales with ancillary accommodation and further ancillary accommodation on the two upper floors. A shared alleyway between No 64 and No 66 leads from the front of the property to the rear.

The property provides the following accommodation and dimensions:

Basement	60.80 sq m	(654 sq ft)
Ground Floor	52.80 sq m	(568 sq ft)
First Floor	20.20 sq m	(540 sq ft)
Second Floor	46.90 sq m	(505 sq ft)
Total	210.70 sq m	(2,268 sq ft)

Not inspected by Allsop, areas from www.voa.gov.uk

Tenancy

The entire property is at present let to SUBWAY REALTY LIMITED for a term of 15 years from and including 5th October 2007 at a current rent of £21,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants, subject to a clause providing that the tenant's liability on a default or breach of the tenant's covenants in the lease is capped at £40,000. The lease contains a tenant option to break on 5th October 2017.

Planning

The upper floors may be suitable for future conversion to residential use, subject to obtaining all necessary consents.

Plymouth City Council

Tel: 01752 668 000.

Floor plans are available on our website www.allsop.co.uk

Tenant Information

Website Address: www.subway.co.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

